

Historic Preservation Design Review

January 28, 2010

HP-09-23, 434 W. Hampton St. (City)

I. THE REQUEST

Applicant: John Delfino

Status of the Applicant: Property Owner

Request: Design Review for a fence at a residence.

Location: 434 W. Hampton Ave.

Present Use/Zoning: Single Family Residential Structure/ R-6

Tax Map Reference: 228-11-03-037

Adjacent Property Land Use and Zoning: North – W. Hampton Ave.
South – Single-Family & Commercial/GC
East – Single-Family/R-6
West – Single-Family & Multi-family/R-6

II. BACKGROUND

The applicant is requesting Historic Preservation Design Review approval for a 6 ft. high ‘dog-eared’ wooden board fence that has been erected at 434 W. Hampton Ave. The fence spans 32 ft. and has been erected in the eastern side yard. It extends from the porch to the property line and is in line with the front plane of the dwelling. The front porch is a wrap-around porch; the location of the fence, as shown below on the right, abuts the porch in an awkward location.



Because the fence is constructed of wooden planks and is parallel with the front plane of the residence’s primary façade, it is non-conforming. The fence was erected without permits. As seen at the top of the next page, the fence was constructed sometime between September 2009 and October 2009.

Below, a photo taken of the fence under construction, taken on September 28, 2009.



Property History



The photograph to the left is the residence as it was in 1980 when the property was last surveyed.

The building is a two-story wood residence with an asphalt shingle roof, set upon a brick pier foundation. The architectural style is approximately turn-of-the-century (1880-1920) Folk Victorian. The exterior is weatherboard, roof is hipped with gables, a one-story porch with hip roof wraps around the façade and left elevation supported by seven plain columns. [Source: SC Dept. of Archives and History, Sumter Site No. 30.] As seen in the photograph above

there was no fence at this location at time of the survey.

The *Design Review Guidelines Manual* states:

#43) THE ADDITION OF HISTORIC FENCE DESIGN AND MATERIALS IS APPROPRIATE

Normally Required

a. Fences may be erected along all four property lines of a residence. The most appropriate fencing material at the sidewalk or property line on primary facades is wood in historic picket designs. Other allowable fence materials are open weave brick designs or cast iron.

b. **Wooden plank fences**, solid wall brick fences, and chain link fences and other metal designs shall not be installed at the sidewalk or property line on primary facades. Wooden plank fences and solid wall brick fences may be added on the side property lines of residences located on corner lots adjacent to a street, however, chain link or other similar metal fences shall not be allowed. **These fence materials may not be added on secondary or side yard property lines unless they are recessed back at least fifteen feet from the plane of the residence's primary facade.**

c. **Fences at the sidewalk or property line on primary facades should not exceed 3' in height while fences on the property lines of secondary and rear facades should be no higher than 6'.** Fence heights lower than the maximum allowable height are encouraged. Fences placed along property lines on corner lot residences must follow regulations listed in the Zoning Ordinance.

III. STAFF RECOMMENDATION

The existing fence does not meet the requirements set forth in the design review guidelines. Therefore, staff recommends one of the following options:

Option 1: Remove the fence. The fence can then be replaced with an approved material subject to HP design guidelines and approval.

Option 2: Relocate the fence to at least fifteen (15) feet from the plane of the residence's primary façade.

IV. HISTORIC PRESERVATION DESIGN REVIEW – JANUARY 28, 2010

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, January 28, 2010, voted to deny this request.